



ORDINANCE NO. 1476

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH AS HERETOFORE AMENDED BY GRANTING A SPECIFIC USE PERMIT FOR A RETAIL GUN SHOP LOCATED AT 2410 VALWOOD PKWY. IN A PLANNED DEVELOPMENT DISTRICT NO 33 ALLOWING (LI,SF,C) USES; PROVIDING FOR SPECIAL CONDITIONS: PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF \$200.00 FOR EACH OFFENSE AND DECLARING AN EMERGENCY.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch, and the governing body of the City of Farmers Branch in compliance with the Charter of the City of Farmers Branch and state law with reference to the granting of specific use permits under the zoning ordinance regulations and zoning map, have given the requisite notices by publication and otherwise, and holding due hearings and affording a full and fair hearing to all property owners generally and to persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said changes of zoning uses should be made, subject to the conditions set out herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be and the same is hereby amended by granting a Specific Use Permit for a Retail Gun shop in a Planned Development District No.33 allowing (LI,SF,C) uses and being more specifically described as follows:

2410 Valwood Pkwy in the PD-33 Zoning District - and described as

METES AND BOUNDS DESCRIPTION

Being a tract of land located in the J.A. Armstrong Survey, A-28, City of Farmers Branch, Dallas County, Texas, the same tract owned by Milford Sterry, and being more particularly described as follows:

Beginning at the point of intersection of the south right-of-way line of Valwood Parkway and the east right-of-way line of the M.K. and T. Railroad.

Thence North 89 deg. 27 min. East, along the south line of Valwood Parkway, 132.51 feet to a point for corner.

Thence South 00 deg. 33 min. East along the west line of the American Petrofina 0.517 acre tract, 150.0 feet to an iron rod for corner:

Thence South 89 deg. 27 min, West, along the north line of the S.U.M. Subdivision to the City of Farmers Branch, 152.6 feet to a pipe for corner in the east line of the M.K. and T. Railroad.

Thence Northerly, along the east line of the railroad, with a curve to the right having a radius of 1712.0 feet, an angle of 3 deg. 44 min. and arc length of 111.55 feet, and a chord bearing of North 06 deg. 35 min. East:

Thence North 08 deg. 27 min. East, along the east line of the railroad, 39.82 feet to the place of beginning and containing 0.49 acre of land more or less.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch is hereby amended by amending the zoning map of the City of Farmers Branch so as to indicate a Specific Use Permit for a Retail Gun shop at 2410 Valwood Parkway in a

Planned Development District No. 33 allowing (LI,SF,C) uses and providing for a special condition that extensive renovations be made to the existing building at 2410 Valwood Pkwy. As shown on exhibit "A".

SECTION 3. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other provisions of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch as hereby amended.

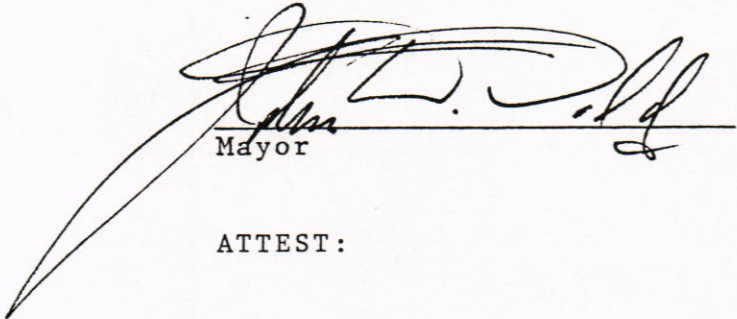
SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

SECTION 6. Whereas, it appears the above described property requires that it be given the Specific Use Permit in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch creates an urgency and an emergency for the preservation of the public health, safety and welfare requires that this ordinance shall

take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such cases provides.

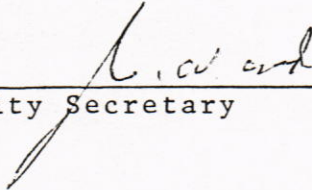
DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas on this the 5th day of December, 1983.

APPROVED:



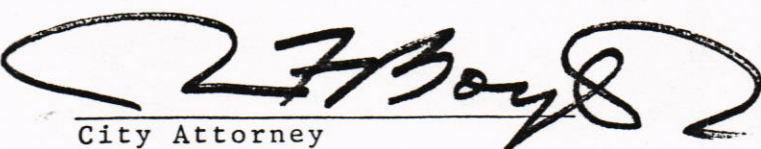
Mayor

ATTEST:

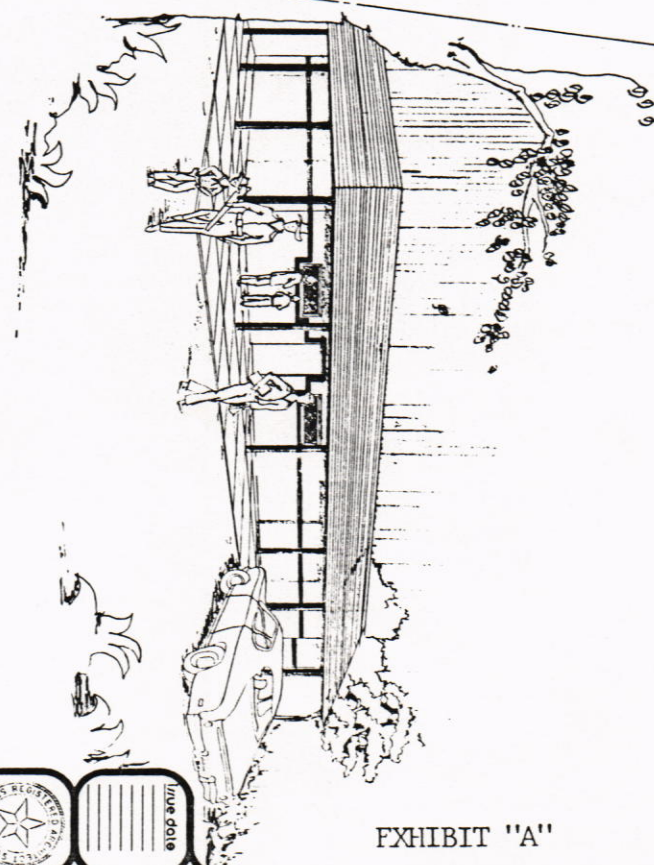
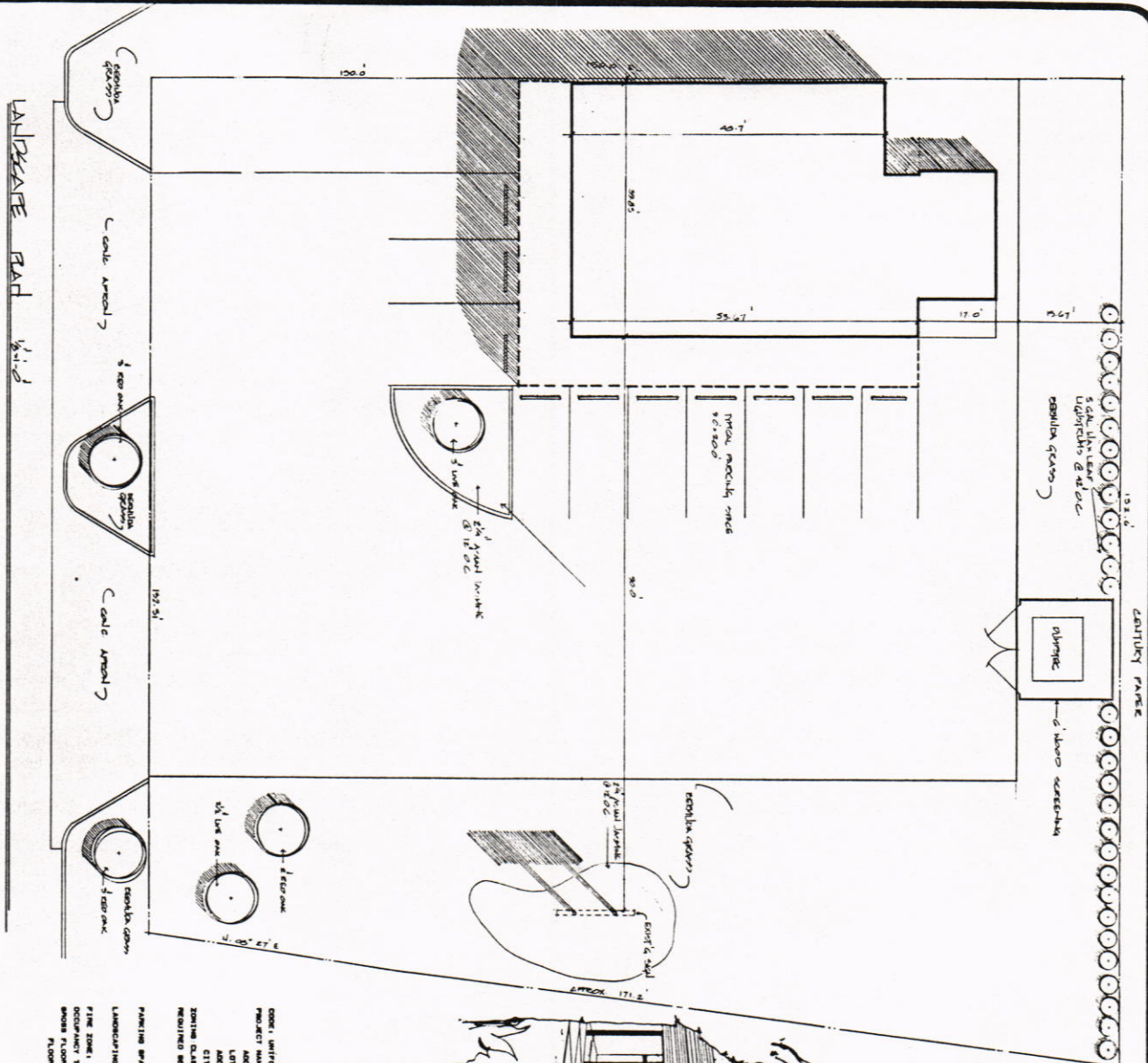


City Secretary

APPROVED AS TO FORM:



City Attorney



CODE: UNIFORM BUILDING CODE	EDITION:
PROJECT NAME: VILLAGE OF WILLOW	OLD MAP:
ADDRESS: 1400 WILLOW PARKWAY	
CITY:	
CITY/COUNTY/STATE:	MAP BOOK: 00041
EXISTING CLASSIFICATION: PD-3	LOT AREA: 31,500 S.F.
REQUIRED SETBACKS: FRONT: 30'	WILLOW LOT CORNER: ALIGNED
REAR: 30'	ACTUAL: 30'
PAVING WIDTHS REQUIRED: 36'	MINIMUM ROOM AREA: 4,000 S.F.
PAVING WIDTH PROVIDED: 36'	MINIMUM LOT AREA: 41,100 S.F.
LANDSCAPING REQUIRED: 32'	ACTUAL: 40,000 S.F.
LANDSCAPING PROVIDED: 36-37'	ALLOWABLE FLOOR INCREASES:
FIRE ZONE:	
OCCUPANCY TYPE(S): B3	OCCUPANCY LOAD:
NUMBER OF FLOORS: 4	BASEMENT: 1
FLOOR AREA BY USE: 124,177	
OVERHEAD: 104,000	

WILLIAMS GUL SHOP
2910 WALWOOD PKWY
FARMERS COUNCIL, TEXAS



Live date: _____

EXHIBIT "A"